



**Pearse Way, Purdis Farm Ipswich IP3 8TF**



**welcome to**

**Pearse Way, Purdis Farm Ipswich**

\*GROUND FLOOR FLAT \*ALLOCATED PARKING \*TWO BEDROOMS \*EAST IPSWICH \*CLOSE TO ALL AMENITIES \*EXCELLENT TRANSPORT LINKS  
\*IDEAL FOR INVESTORS \*CASH BUYERS ONLY



Situated in the heart of East Ipswich, this two-bedroom ground-floor flat offers excellent access to the A12 and A14, providing convenient links to surrounding areas and major transport routes. The property is ideally located close to a range of amenities, including Waitrose, Sainsburys, and a variety of popular restaurants and local shops.

The flat benefits from two well-proportioned bedrooms, a ground-floor position for easy access, communal gardens, and allocated parking.

Due to the short lease remaining, the property is best suited to cash buyers or investors, as obtaining a mortgage may prove challenging. Its central location makes it an attractive rental opportunity, particularly for professionals working locally, including at BT or Felixstowe Docks.

**Security Entrance Door Into-**

**Communal Hallway**

**Hallway**

**Bathroom**

**Bedroom One**

**Bedroom Two**

**Lounge**

**Kitchen**

**Outside**



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## Pearse Way, Purdis Farm Ipswich

- EAST IPSWICH
- GROUND FLOOR FLAT
- TWO BEDROOMS
- CLOSE TO ALL AMENITIES
- COMMUNAL GARDENS

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPW104216 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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